

- a) **21/01438 – (Existing dwelling) Erection of two-storey front and side, single storey rear and dormer roof extensions to front and rear (existing rear extension to be demolished)**
(Coach House) Erection of two storey side/rear extension and roof extensions to facilitate conversion to annexe - 12 The Strand and Coach House Fronting York Road, Walmer

Reason for Report: Sixteen contrary views

b) **Summary of Recommendation**

Planning Permission be GRANTED

c) **Planning Policy and Guidance**

Dover District Core Strategy

- DM1

Regulation 18 draft Dover District Local Plan

The consultation draft of the Dover District Local Plan is a material planning consideration in the determination of this planning application. At this stage in the plan making process (early), however the policies of the draft plan have little weight and are not considered to materially affect the assessment of this application and the recommendation as set out.

National Planning Policy Framework (2021) (NPPF)

- Paragraphs 2, 7, 8, 11, 130, 189-208

Kent Design Guide

National Design Guide

Section 72(1) of Planning (Listed Buildings and Conservation Area) Act 1990

d) **Relevant Planning History**

No Planning history

e) **Consultee and Third-Party Representations**

Walmer Town Council – OBJECT

On the grounds that this will remove car parking provision in an area that already has poor provision for parking and in adding another property increase the stress on said provision. 'Members noted that although they voted to object against the application, had the application been for just the work on the house on The Strand this would have been supported.'

Heritage Officer comments – The building is identified as a non-designated heritage asset within the Conservation area. On request, further information was submitted to demonstrate that the building has suffered from significant alterations and additions (including the complete replacement of the roof) and the value of this building to the special interest of the CA is therefore negligible. The proposed development /proposal reflects the architectural form and character of neighbouring buildings and is considered

to be appropriate in relation to the character of the CA. As a result there is no harm to the CA.

KCC Archaeology – No comments received

Third Party Comments - A total of 14 individuals have raised objections to the proposal summarised as follows:

- Loss of parking and pressure on parking in the area
- Loss of light to windows of neighbouring property (Number 11)
- Impact on wildlife due to loss of garden space
- Loss of community caused by growth of holiday lets
(Officer comment: the application is not for a holiday let and its future use can be controlled by way of a planning condition)
- Impact on street scene and character of Conservation Area
- Will set a precedent
(Officer comment: Every application is treated on its own merits)
- Extension will reduce rainfall in neighbouring garden
- Number 13 can no longer access their property for maintenance if garage is converted
- Reduction in value of properties nearby
(Officer comments: The above are not material planning considerations)

f) **1 The Site and Proposal**

1.1 The application relates to a semi-detached dwellinghouse on the north-west of The Strand, which lies within the settlement confines of Walmer and in the Walmer Seafront Conservation Area (CA). This property is finished in cream render with white painted timber framed windows and has a small courtyard area to the front. To the rear of the property is a disused coach house, which fronts York Road. This 1.5 storey building had previously been used as a garage, but in recent years has been used for storage. It is finished in dark render with a slate roof. The site is bounded by 11 The Strand to the south and 13 The Strand to the north. The property currently has no off-road parking spaces but uses on street parking.

1.2 The area comprises properties of differing design, size, and scale, with many of the properties on The Strand being commercial properties. The application site is dwarfed by the adjacent properties, which both sit at three storeys tall. The predominant finish in this part of the Conservation Area is light/pale cream render with white timber framed windows.

1.3 The application is for the erection of a two-storey side/rear extension, roof extensions to the coach house and a single storey flat roof extension located to the rear of 12 The Strand. The extension would have a pitched roof with a single half-hipped pitched roof dormer window cut into the eaves of both the extension and the existing roof. To the front, where there is currently a garage opening, is going to be replaced with a door and fenestration as well as vertical timber weatherboard elements. The extensions would facilitate its conversion to an annexe to serve the main dwellinghouse.

1.4 For the main dwellinghouse, the proposed works include the erection of a two-storey front and side extension and a single storey rear extension. To the front roof slope it is proposed to insert 2no. pitched roof dormer windows and to the rear 2no. flat roof dormer windows. The existing rear extensions would be demolished to make way for a single storey flat roof extension with a glazed roof lantern.

- 1.5 The application initially included the Coach House to become a separate dwellinghouse. This has been amended to become an annexe following concerns raised by officers about the creation of an independent dwelling in this location.
- 1.6 The finished roof height to the main dwellinghouse will increase from approximately 7 metres to 8 metres and extend to the rear at ground floor level. The extension to the roof would still be lower than the roofline of the properties either side. There would be no change to the roof height of the existing Coach House building.

2 Main Issues

2.1 The main issues for consideration are considered to be:

- The principle of the development
- Impact on visual amenity of the area and the Conservation Area and
- Residential amenity
- Highway Safety

Assessment

The Principle of the Development

2.2 The site is located within the settlement confines and the development therefore accords with Policy DM1, subject to impact on visual and residential amenity and other material considerations. The extended Coach House will provide additional accommodation to serve the main dwellinghouse for an elderly relative. This is considered to be an appropriate use as it is located close to the main dwelling to which it will serve. This use can be secured by way of a planning condition to ensure that it isn't occupied separately to the main dwelling at any time in the future.

Impact on Conservation Area and Visual Amenity

2.3 The NPPF states that planning decisions should ensure that developments 'will function well and add to the overall quality of the area', be 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping', be 'sympathetic to local character and history' and 'establish or maintain a strong sense of place' (paragraph 130). Furthermore, Paragraphs 201 and 202 require that regard must be had for whether development would cause harm to any heritage asset (both designated and non-designated), whether that harm would be substantial or less than substantial and whether, if harm is identified, there is sufficient weight in favour of the development (public benefits) to outweigh that harm. Regard must also be had for Section 72(1) of Planning (Listed Buildings and Conservation Area) Act 1990 which states that, 'In the exercise, with respect to any building or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area

2.4 When viewed within the immediate context of The Strand, the application property is smaller than those adjacent to it. It is in a poor state of repair, with the timber framed windows irreparable. Properties nearby have benefitted from alterations including dormer windows and repainting of the front elevation. The ridge heights of the properties set within the immediate area also vary, therefore the addition of 1 metre in height will not result in a property that is out of keeping within the street scene and negatively impacts the character and appearance of the area.

- 2.5 The changes to the front elevation and changes to the roof will be visible from the street. The addition of dormer windows to the front of the property will be similar to other dormer windows on nearby properties. They are sensitively designed to reflect the CA context. The proposed changes when viewed within the street scene would contribute positively to the Walmer Seafront Conservation Area, as it will improve the appearance of the front façade.
- 2.6 The proposed works to the rear would create a less cluttered rear elevation. There are currently two rear projections that are also in a poor state of repair. The addition of one single storey rear extension which spans the width of the property would create a more uniform appearance to the rear elevation.
- 2.7 The Coach house faces onto York Road and is currently finished in a dark render. The building has no architectural merit and does not contribute positively to the Conservation Area. The changes to the Coach House would improve the appearance of the building, and its presence within the Walmer Seafront Conservation Area.
- 2.8 For the above reasons, the development is considered to be acceptable in this location and is not visually inappropriate to its context. It is therefore considered to preserve the character and appearance of the Conservation Area in accordance with paragraph 130 of the NPPF.

Residential Amenity

- 2.9 The application site is bounded by 11 and 13 The Strand. 11 The Strand is a commercial property with residential accommodation above and to the rear. The properties both sit at three storeys tall, and both properties project to the rear (west). The proposals to the main dwellinghouse include dormer windows and a single storey rear extension. The extension would only have openings on the rear elevation, looking out to the garden and would not result in any harmful overlooking to neighbouring properties. Furthermore, 13 The Strand has a 3-storey blank wall facing the application site, and therefore will not experience any negative impact from the proposals to the main dwellinghouse. 11 The Strand has a large number of windows present in the flank elevation, however due to their location, they will not be negatively impacted by the proposals to the main dwellinghouse.
- 2.10 The works to the Coach House include a single storey extension, and a two-storey extension to replace the existing rear projection. The proposals include the addition of dormer windows. The dormer which faces towards the garden of 13 The Strand, would look over the top of a garage roof, with the rear facing dormer resulting in long range views down the garden and towards the properties. This is approximately 15 metres from the rear of the dwellings and is considered sufficient distance to prevent any unacceptable loss of privacy. The extensions to the Coach House are not considered to result in any overshadowing or overbearing impact to neighbouring properties due to the presence of outbuildings on either side.

Highway Safety

- 2.11 The current property has 2 bedrooms. The conversion of the Coach House to an annexe creates two additional bedrooms. DM13 states that properties of this size, in this town centre location are required to have 1 allocated parking space for the property. Walmer Seafront and York Road, although busy, do offer a number of on road parking spaces. It is not considered that the creation of an annexe would significantly impact the parking pressures in the area.

3. Conclusion

- 3.1 The proposals, due to their design, size, and appearance, would not be out of keeping with the immediate character and appearance of the Conservation Area or the surrounding area. The proposals will be viewed as one dwelling and would not create a negative impact within the area. There would be no harm to residential amenity or highway safety. Consequently, the proposals would not conflict with the overarching aims and objectives of the NPPF and it is recommended that planning permission should be granted.

g) Recommendation

I Planning permission be GRANTED, subject to the imposition of the following conditions:

- (1) 3-year time limit for commencement, (2) compliance with the approved plans
(3) Archaeology safeguarding (4) Coach House to remain ancillary

II Powers be delegated to the Planning and Development Manager to settle any necessary issues in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Case Officer

Amber Tonkin